

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - E/S Gwynn Oak Ave.,
550' SE of the c/l Dogwood Road * DEPUTY ZONING COMMISSIONER
(1725 Gwynn Oak Avenue)
1st Election District * OF BALTIMORE COUNTY
2nd Councilmanic District * Case No. 98-480-SPHA

Jeffrey K. Jordan
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Jeffrey K. Jordan. The Petitioner seeks approval of an amendment to the previously approved site plan in prior Case No. 96-330-SPH to reflect the proposed modifications, and variance relief from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 10 feet in lieu of the required average of 60.3 feet for a proposed office addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Jeffrey K. Jordan, property owner, his father, Earl B. Jordan, and Joseph Larson, a representative of Spellman, Larson & Associates, Inc., the consulting firm which prepared the site plan for this property. Appearing as a Protestant in the matter was Robert J. Kudirka, adjacent property owner, who was represented by Howard L. Alderman, Jr., Esquire.

Testimony and evidence offered revealed that the subject property is a triangular shaped parcel of land located on the east side of Gwynn Oak Road, not far from its intersection with Dogwood Road in Woodlawn. The

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Date

By

property consists of a gross area of 0.48 acres, more or less, zoned B.L., and is the site of a service garage use known as Jordan Auto Service. The site plan submitted into evidence as Petitioner's Exhibit 1 shows that the property is improved with a rectangular shaped, one-story brick building of 2,769 sq.ft., an attached enclosed canopy of 1,365 sq.ft., and accessory parking area for 13 parkings spaces, one of which, however, is traversed by a chain link fence. Apparently, the subject property has been utilized as a service garage since March 3, 1982, when the prior owner was granted approval of a special exception for same in Case No. 82-174-X. Mr. Jordan testified that he purchased the subject property approximately 5 years ago and has been operating his automotive repair facility from this location since that time. In response to growing business demands, the Petitioner filed a Petition for Special Hearing in prior Case No. 96-330-SPH, seeking approval of an amendment to the previously approved site plan in prior Case No. 82-174-X, in order to construct a 30' x 31.5' addition to the rear of the existing building. Zoning Commissioner Lawrence E. Schmidt heard that case and granted the Petitioner's request by his Order dated April 15, 1996, subject to certain terms and conditions. It should be noted that the entire property is located within a 100-year floodplain and was granted a limited exemption from the development regulations under Section 26-171(a)(7) on January 3, 1996. The Petitioner now comes before me seeking approval to construct a 28' x 16.9' addition on the front of the existing building. Testimony indicated that the proposed addition is necessary to expand existing office space and the customer waiting area.

As noted above, Mr. Robert J. Kudirka appeared in opposition to the request. Based upon his testimony and the testimony brought out by Mr. Alderman on cross-examination, it was clear that the Petitioner has

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Date 9/10/98
BY [Signature]

made substantial modifications to the subject property without obtaining the necessary approvals from Baltimore County. Mr. Alderman was quick to point out that a two-story addition has been added to the rear of the one-story building shown on the site plan, and submitted photographs of same. Moreover, the enclosed canopy actually contains five (5) additional service bays. In addition, the site plan indicates that 16 parking spaces are provided; however, those shown on the site plan are inadequate to serve the existing building and use thereon. In response to the parking issue, Mr. Larson testified that he did not include the second story addition of the service garage building when he calculated the number of parking spaces required for the subject site.

After due consideration of the testimony and evidence presented, I am persuaded to deny the special hearing and variance requests. It is clear that the Petitioner has made substantial improvements to his property without obtaining the necessary approvals from Baltimore County. It is equally clear that the Petitioner's property is not in compliance with the site plan approved by Commissioner Schmidt in prior Case No. 96-330-SPH. Therefore, this matter shall be referred to the Code Enforcement Division of the Department of Permits and Development Management (DPDM) to make an inspection of the subject property and take appropriate action to insure that the property is brought into compliance with the site plan approved in Case No. 96-330-SPH. Inasmuch as the special hearing relief is being denied, so, too shall the Petition for Variance.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance relief should be denied.

ORDER RECEIVED FOR FILING

Date

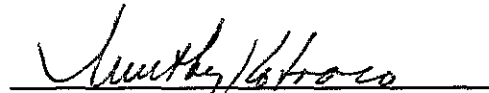
By

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of September, 1998 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in prior Case No. 96-330-SPH to reflect the proposed modifications, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 10 feet in lieu of the required average of 60.3 feet for a proposed office addition, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Code Enforcement Division of the Department of Permits and Development Management (DPDM) shall make an inspection of the subject property and take appropriate action to insure that the property is brought into compliance with the previously approved site plan in prior Case No. 96-330-SPH.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 10, 1998

Mr. Jeffrey K. Jordan
1725 Gwynn Oak Avenue
Baltimore, Maryland 21207

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S Gwynn Oak Avenue, 550' SE of the c/l Dogwood Road
(1725 Gwynn Oak Avenue)
1st Election District - 2nd Councilmanic District
Jeffrey K. Jordan - Petitioner
Case No. 98-480-SPHA

Dear Mr. Jordan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Joseph Larson, Spellman, Larson & Assoc., Inc.
829 Bosley Avenue, Towson, Md. 21204

Howard L. Alderman, Jr., Esquire, Levin & Gann
305 W. Chesapeake Avenue, Suite 113, Towson, Md. 21204

Mr. Robert J. Kudirka
2910 Ebbwood Drive, Ellicott City, Md. 21042

Code Enforcement Division, DPDM
People's Counsel; Case Files





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

1725 Gwynn Oak Avenue

which is presently zoned

BL

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

The amendment to a previously approved Site Plan approved by Order dated April 15, 1996, Case No. 96-330-SPH

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

DNA
(Type or Print Name)

DNA
Signature

DNA
Address

DNA
City State Zipcode

Attorney for Petitioner

Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Jeffrey K. Jordan
(Type or Print Name)

Signature *Jeffrey K. Jordan*

DNA
(Type or Print Name)

DNA
Signature

1725 Gwynn Oak Ave 265-6662
Address Phone No

Balto MD 21207
City State Zipcode

Name, Address and phone number of representative to be contacted.

Spellman, Larson & Assoc.
Joseph L. Larson
Name

105 W. Chesapeake Ave 823-3535
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: *Jan* DATE 6-11-98

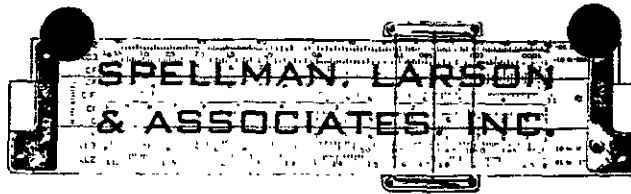
Revised 9/5/95

98-480-SPHA

480

ORDER RECEIVED FOR FILING

Date



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
JO ANN W. ROGGE

SUITE 109 — JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
FAX (410) 825-5215

DESCRIPTION FOR ZONING NO. 1725 GWYNN OAK AVENUE, 1ST
DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of Gwynn Oak Avenue, 70 feet wide, at the distance of 550 feet more or less, measured southerly along the east side of Gwynn Oak Avenue from the center line of Dogwood Road and running thence and binding on the east side of Gwynn Oak Road southwesterly by a curve to the left with a radius of 600.00 feet the distance of 200.00 feet (the chord of the arc bears south 09 Degrees 40 Minutes 34 Seconds west 199.07 feet thence leaving the east side of Gwynn Oak Avenue and running north 51 Degrees 51 Minutes 29 Seconds east 296.28 feet and north 86 Degrees 12 Minutes 02 Seconds west 200.00 feet to the place of beginning.

Containing 0.48 acres of land, more or less.

02/20/96



480

98-480-SPHA

CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-480-SPHA
1725 Gwynn Oak Road
E/S Gwynn Oak Road, 550' +/-
S. from centerline Dogwood
Road
1st Election District
2nd Councilmanic District
Legal Owner(s): Jeffrey, K.
Jordan

Special Hearing: to approve
the amendment to a previ-
ously approved site plan in
case number: 96-330-SPH.
Variance: to allow a front
yard setback of 10 feet in lieu
of the required 60.3 feet.
Hearing: Tuesday, July 21,
1998 at 2:00 p.m., in Room
407, County Courts Bldg.,
401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call (410) 887-3353.
(2) For information concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

7/077 July 2 C240867

TOWSON, MD., 7/21, 1998

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 7/21, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

480

No. 056159

DATE 6-11-78 ACCOUNT FCC 6150

AMOUNT \$ 500.00

RECEIVED FROM: JORDON 1725 GAYNOR DR. MD.

FOR: (012) VMD.
(030) SPH.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

98-480-SPHA

PAID RECEIPT

PROCESS ACTUAL TIME
6/11/1998 6/11/1998 14:17:49
REC 0801 CASHIER CLUM CML DRAWER 1
5 MISCELLANEOUS CASH RECEIPT
Receipt # 053670 OFLN
CR NO. 056159

500.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Case No. 98-480-SPHA
J. JORDAN, ETAL

Date of Posting 7/21/98

Baltimore County Department of
 Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Ms. Gwendolyn Starnes

Ladies and Gentlemen:

This letter is to certify under the provisions of the law that the sign(s) required by law
 were posted conspicuously on the property located at #1725 GWYNN OAK RD.

The sign(s) were posted on

7/3/98

(Month, Day, Year)

Since:

Patrick M. O'Keefe 7/5/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

503 PENNY LANE

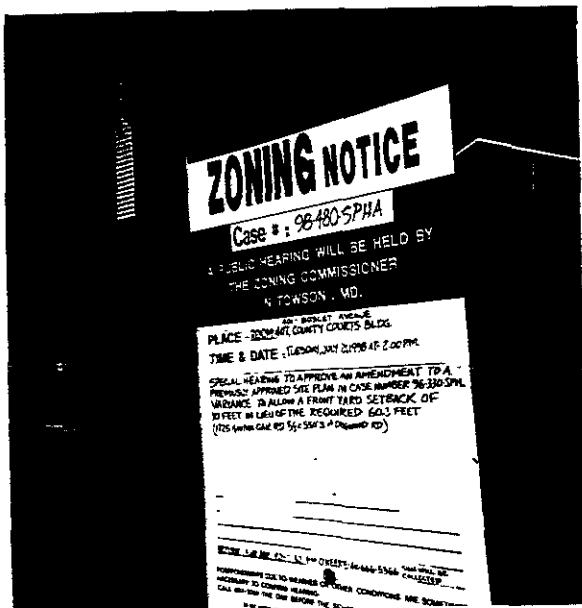
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5346 ; CELL-410-905-8571

(Telephone Number)



7/3/98 - 98-480-SPHA

JEFFREY K. JORDAN

1725 GWYNN OAK RD.

SZ, Assoc.

7/21/98

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
172 Gwynn Oak Road, E/S of Gwynn Oak Rd, 550'
+/- S from c/1 Dogwood Rd, 1st Election District, 2nd
Councilmanic

Legal Owners: Jeffrey K. Jordan

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-480-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Joseph L. Larson, Spellman, Larson & Assoc., Inc., 105 W. Chesapeake Avenue, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 23, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-480-SPHA
1725 Gwynn Oak Road
E/S Gwynn Oak Road, 550' +/- S from centerline Dogwood Road
1st Election District - 2nd Councilmanic District
Legal Owner: Jeffrey K. Jordan

Special Hearing to approve the amendment to a previously approved site plan in case number 96-330-SPH. Variance to allow a front yard setback of 10 feet in lieu of the required 60.3 feet.

HEARING: Tuesday, July 21, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". To the right of the signature is the number "501".

Arnold Jablon
Director

c: Jeffrey K. Jordan
Spellman, Larson & Associates

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 6, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
July 3, 1998 Issue - Jeffersonian

Please forward billing to:

Spellman, Larson & Associates, Inc. 410-823-3535
105 W. Chesapeake Avenue
Suite 406
Towson, MD 21204

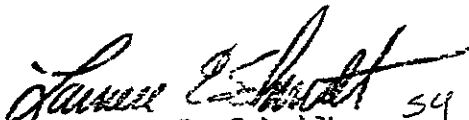
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-480-SPHA
1725 Gwynn Oak Road
E/S Gwynn Oak Road, 550' +/- S from centerline Dogwood Road
1st Election District - 2nd Councilmanic District
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Special Hearing to approve the amendment to a previously approved site plan in case number 96-330-SPH. Variance to allow a front yard setback of 10 feet in lieu of the required 60.3 feet.

HEARING: Tuesday, July 21, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 480
Petitioner: Jeffrey K. Jordan
Address or Location: 1725 GWYNN OAK AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: Spellman Larson & Assoc. Inc
Address: 105 W. Chesapeake Ave Suite 406
Towson, MD 21204
Telephone Number: 410-823-3535

Revised 2/20/98 - SCJ

98-480-SPHA

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 6-21-98

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-480 SPHA.

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A SPECIAL HEARING TO AMEND Zoning Case
96-330-SPHAN; A VARIANCE TO PERMIT A FRONT
YARD SETBACK OF 10 ft. IN LIEU OF THE
REQUIRED 60.3 ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 14, 1998

Mr. Joseph L. Larson
Spellman, Larson & Associates
105 W. Chesapeake Avenue
Towson, MD 21204

RE: Item No.: 480
Case No.: 98-480-SPHA
Petitioner: Jeffrey K. Jordan
Location: 1725 Gwynn Oak Ave.

Dear Mr. Larson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 11, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

July 2, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: JEFFREY K. JORDAN

Location: DISTRIBUTION MEETING OF JUNE 22, 1998

Item No.: 480 ZONING AGENDA:

Gentlemen:

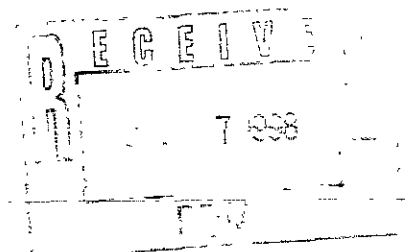
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 6-22-98
Item No. 480 JCM

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

R. J. Burns
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: June 25, 1998

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for June 29, 1998
 Item No. 480

The Development Plans Review Division has reviewed the subject zoning item. The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate D19 in the Baltimore County Design Manual, adopted 1983 and revised February, 1985.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

A landscape plan for the right-of-way is required.

RWB:HJO:jrb

cc: File

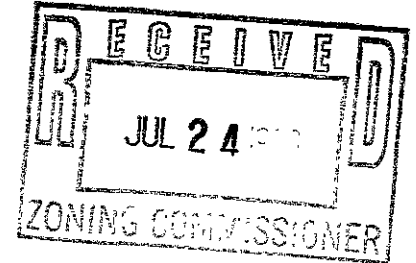
ZONE0629.480

Seri
7/16/98

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

DATE: 7/16/98

To: Arnold L. Jablon
From: R. Bruce Seeley *RS/gp*
Subject: Zoning Item #480



1725 Gwyn Oak Ave

Zoning Advisory Committee Meeting of 6/22/98

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☒ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)
- _____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- ☒ This site lies completely within the 100 year flood plain. The proposed construction would require a variance to the above referenced regulations.

BS:sp

Tom
7/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: July 7, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 1725 Gwynn Oak Avenue

INFORMATION

Item Number: 480

Petitioner: Jeffrey K. Jordan

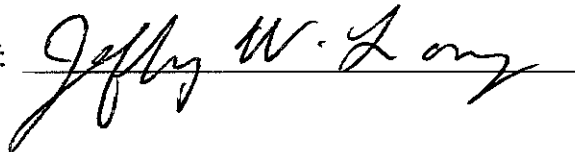
Zoning: BL

Requested Action: Special Hearing

Summary of Recommendations:

A landscape plan should be submitted to Avery Harden prior to the issuance of any permits. The plan should include low lying shrubs and street street within the County right-of-way along Gwynn Oak Avenue to avoid the unnecessary removal of paved surface area.

Section Chief:



AFK/JL



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 14, 1998

Mr. Jeffrey K. Jordan
1725 Gwynn Oak Avenue
Baltimore, Maryland 21207

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S Gwynn Oak Avenue, 550' SE of the c/l Dogwood Road
(1725 Gwynn Oak Avenue)
1st Election District - 2nd Councilmanic District
Jeffrey K. Jordan - Petitioner
Case No. 98-480-SPHA

Dear Mr. Jordan:

This office is in receipt of your letter dated October 8, 1998, wherein you have requested a withdrawal of the Petitions filed in the above-captioned matter. Inasmuch as a hearing was held on July 21, 1998 and a decision denying your request was rendered on September 10, 1998, your request for withdrawal at this time is moot.

As you may be aware, appeals of decisions rendered by the Zoning Commissioner's Office are filed through the Department of Permits and Development Management office. A separate case file of the testimony and evidence submitted at the Zoning Commissioner's hearing is prepared by that agency and forwarded to the Board of Appeals for use in preparation of the appeal hearing at that level. Therefore, if in the event you have filed an appeal of my decision and are seeking a withdrawal of your request for appeal by way of your letter dated October 8, 1998, it is suggested that you contact the Board of Appeals at 887-3180 for direction.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Joseph Larson, Spellman, Larson & Assoc., Inc.
829 Bosley Avenue, Towson, Md. 21204

Howard L. Alderman, Jr., Esquire, Levin & Gann
305 W. Chesapeake Avenue, Suite 113, Towson, Md. 21204

Mr. Robert J. Kudirka
2910 Ebbwood Drive, Ellicott City, Md. 21042

Code Enforcement Division, DPDM; People's Counsel; Case Files



JORDAN AUTO SERVICE

Foreign & Domestic Auto Repair

October 8, 1998

Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing and Variance
Case Number: 98-480-SPHA

Please withdraw the above petition from consideration at this time.


Jeffrey K. Jordan - President

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JOSEPH LARSON
JEFFREY K JORDAN
EARL B. JORDAN

829 BOSLEY AVE TOWSON, MD. 21204
1725 Gwynn Oak Ave 21207
1725 Gwynn Oak Ave 21207



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

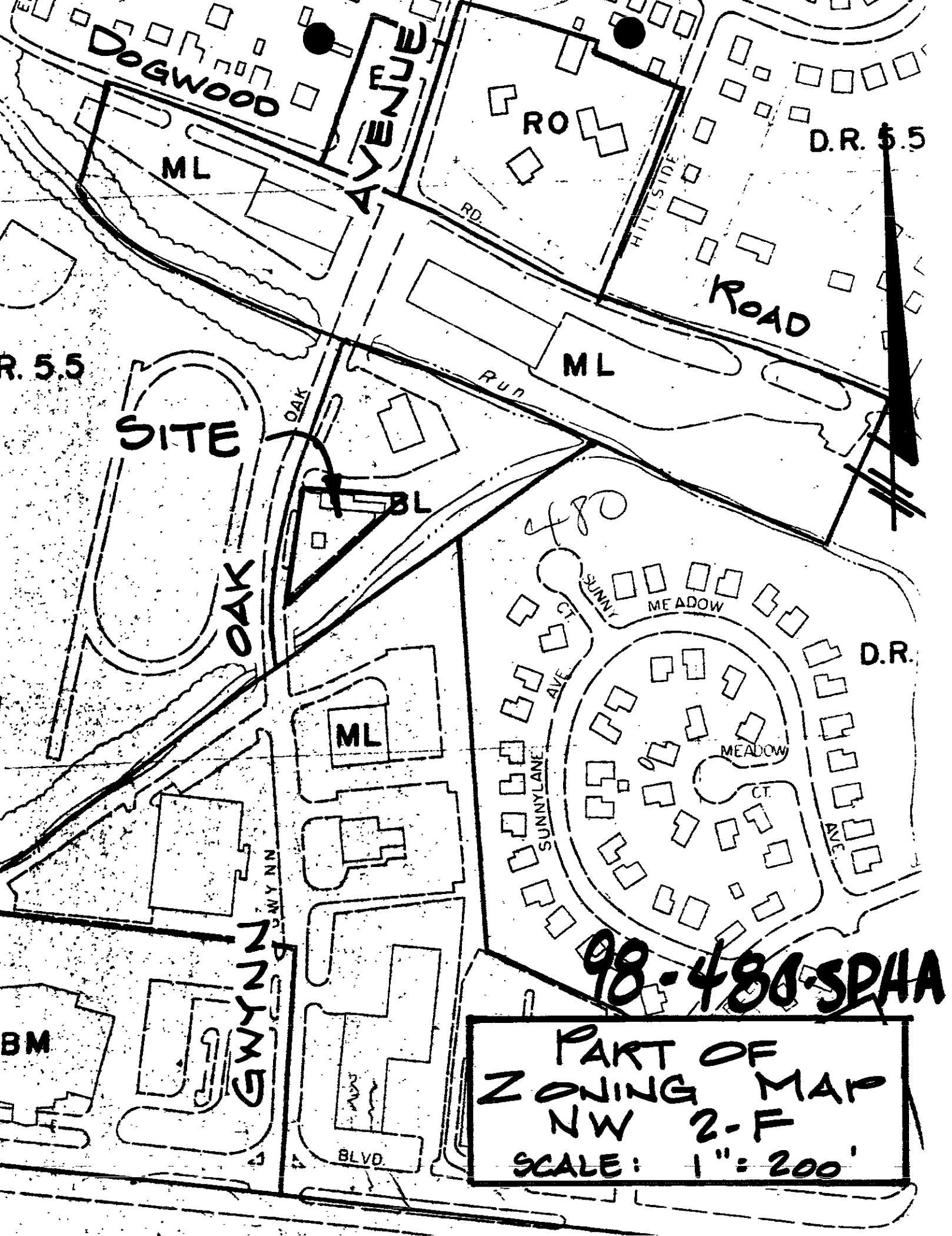
ROBERT J KUORIKKA

Howard L. Alderman Jr Esq

ADDRESS

2910 EBBWOOD DR
ELLIOTT CITY MD 21042

Levin & Gaur PA 305 West
Chesapeake Ave #113 Towson 21204



DOGWOOD

AVENUE

RO

D.R. \$5.5

ML

ROAD

R. 5.5

SITE

ML

OAK

BL

480

SUNNY

MEADOW

D.R.

ML

MEADOW

SUNNYLANE

AVE

CT

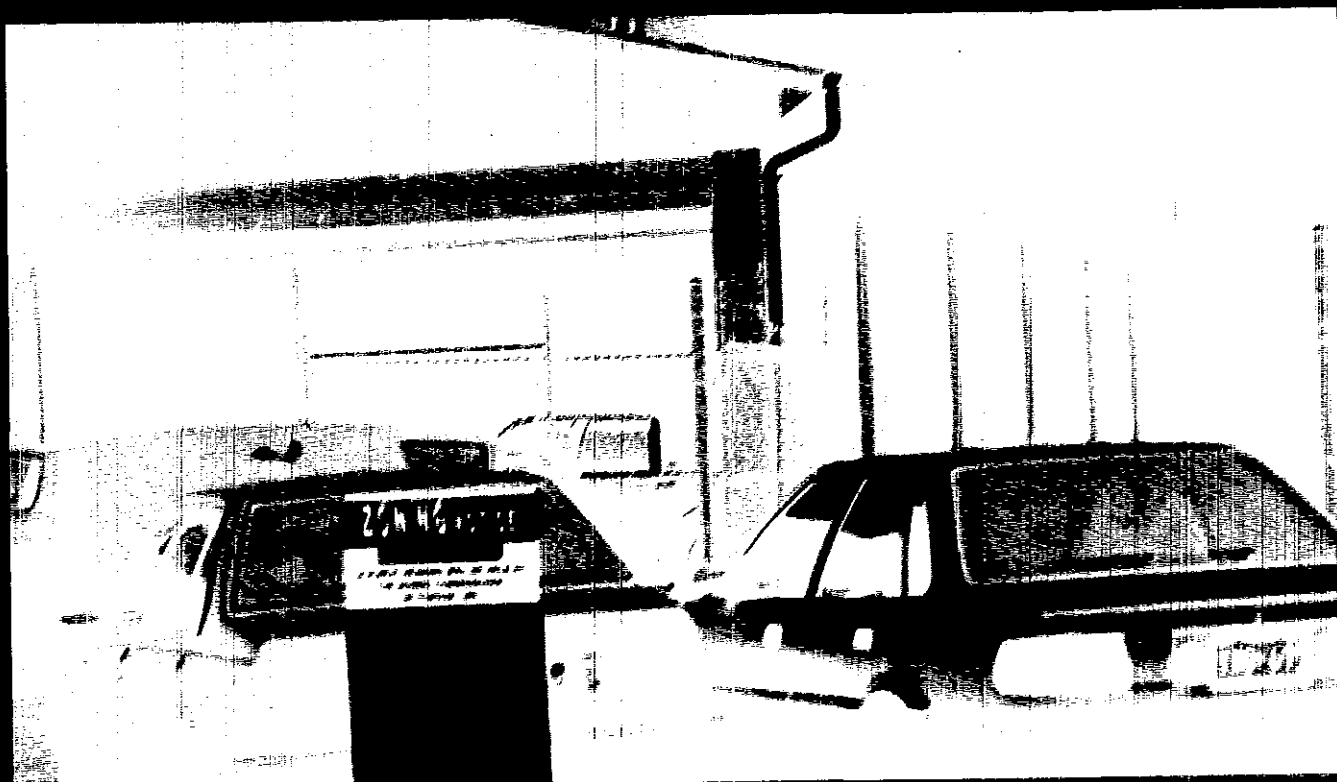
GWYNN

BM

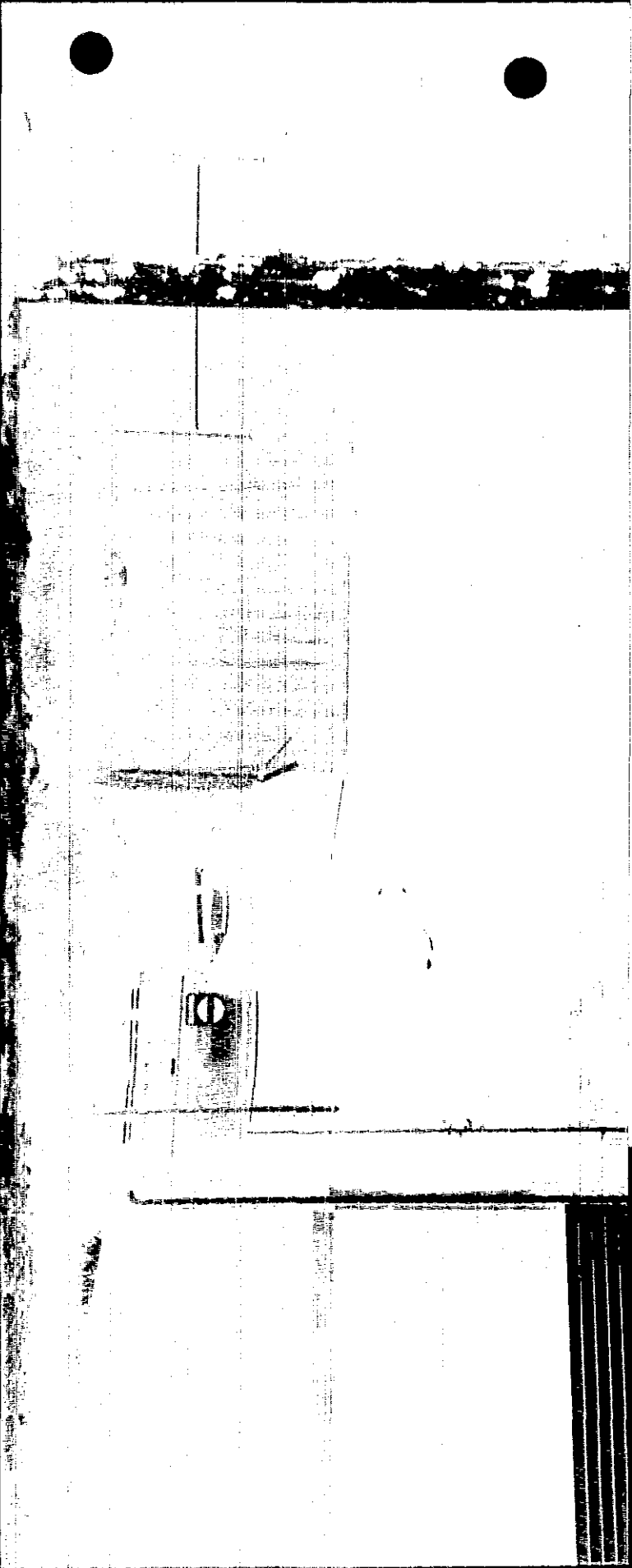
BLVD.

98-480-SPHA

PART OF
ZONING MAP
NW 2-F
SCALE: 1" = 200'







[illegible]



1" x 200'
Verification of headland setbacks
(field measured)
Average = 40.2'



A Zoning Petition for Special Exception identified as Case No. 82-174-X was granted on March 3, 1982 to allow a service garage in a B1 Zone subject to the following restrictions:

1. Application for and issuance of an occupancy permit is compliance with the comments submitted by the Department of Permits and Licenses, dated December 5, 1981.
2. Any and all underground gasoline storage tanks shall be filled in or removed in accordance with the requirements of the Department of Permits and Licenses and the Department of Health.
3. The service garage operation shall not include body and fender repair, painting, oil change and lubrication, electrical repair or replacement, or attributable repair except to the extent that such repair is necessary within the tire sales operation.
4. All old tires shall be removed from the subject site at least once a week.
5. Compliance with Section 405A of the Baltimore County Zoning Regulations.

6. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

[illegible]

Model B-Planting. All such vehicles shall be removed from the road at least eight feet in height. However, a screening wall of force less than eight feet high, but not less than six feet high existing on the date of enactment of this provision, may serve in lieu of such screening, and screening of such vehicles shall be completed by the expiration of the calendar year in which the same are installed, in the discretion of the Grading Council. (Bill No. 43, 1909.)

Model B-Planting. The storage area shall be paved with permeable base materials, and shall be properly drained. (Bill No. 43, 1909.)

FLOOD PLAIN NOTE
THE ENTIRE SITE LIES WITHIN
THE 100 YEAR FLOOD PLAIN

PRC APPROVAL NOTE

Zoning Petition Request

THIS PLAN ACCOMPLISHES A QUALITY PERMIT FOR SPECIAL MEASUREMENTS TO ANALYZE A PREVIOUSLY APPROVED ONE PLAN APPROVED BY ORDER DATED APRIL 15, 1988, DATE 15-03-08-01; AND ALSO A QUALITY PERMIT FOR VARIATION TO PERFORM BBS-2 AS THE BEST TO ALLOW A PRELIMINARY DETERMINATION OF LIEU OF THE MEASURED 60.3 AVERAGE.

GENERAL NOTES:

1. THERE HAVE BEEN NO CRA PLANS OR WAIVERS FOR THE SUBJECT PROPERTY. THERE HAS BEEN A SPECIAL EXEMPTION GRANTED ON MARCH 3, 1982 IDENTIFIED AS CASE NO. D-2-174-X.
2. THERE ARE NO PROPOSED BILLS INTRODUCED FOR THE SUBJECT PROPERTY. ALL EXISTING LAWS ARE IN COMPLIANCE WITH THE FCRA.

OWNER

JEFFREY K. JORDAN
TIA JORDAN AUTO SERVICE
1725 GUYARD AVE AVE
DALLAS TX 75207

SITE DATA

04465 or 1449 on

BL	2
0050/200	
05/01/2	
0000000000	
AUTO SERVICE AVAILABLE	
AUTO SERVICE AVAILABLE	
4,184 SQ FT.	
413 SQ FT.	
4,167 SQ FT.	
0.0	
0.0	
0.0	

PETITIONERS
EXHIBIT

SPELLMAN, LARSON

ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 109, JEFFERSON BLDG., TOWSON, MD., 21104
PHONE: 821-1414

PLAT. TO ACCOMPANY
ZONING PETITION
JORDAN AUTO SERVICE
1725 GWYNNE OAK AVENUE

08.480.SDHA

A20